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8, and 10 Wellington Street East,

Toronto, Canada



THE PROVINCE OF ALBERTA

DOMINION OF CANADA

A REPORT

on the rich and varied resources of this Famous Region:
Its Soil, Climate, Population, Minerals, Timber,
Markets, Laws and Living Conditions.
Derived from personal observa-
tion and official statistics

WITH ESPECIAL REFERENCE TO THE OPPORTUNITIES
OFFERED FOR LENDING ON FARM MORTGAGES

By

KINGMAN NOTT ROBINS

Treasurer of the Associated Mortgage Investors

ROCHESTER, N. Y. AND CALGARY, ALBERTA

*Illustrated with Photographs
by the Author
and Others*

ROCHESTER, NEW YORK

1910

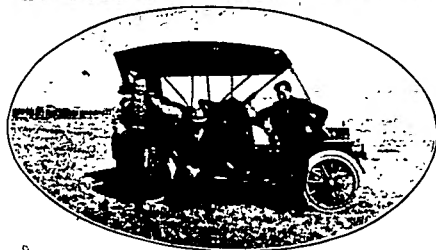


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In British Columbia—Alberta's Playground



The Author on an Inspection Trip

Foreword.

An investor and negotiator of investments in farm mortgages in most of the favored agricultural States of the West,—Oklahoma, Texas, Eastern Kansas, North Dakota, Minnesota, Iowa and elsewhere,—I hold no brief for any particular loaning field. My experience in all of these fields preceded my work in Alberta, and it is in the light of this experience that the facts set forth in this report convince me that Alberta, under present conditions, taken all in all, surpasses the others as an increasingly safe and profitable field for farm mortgage investment.

A prominent banker, whose forty years in Kansas had given him an insight into Western conditions which few men possess, accompanied me on a trip of inspection through Alberta three years ago. I was inclined to base my prophecy of the growth of the Province on the known facts regarding climate, crop production, mineral wealth, geographical position, etc.; but he waved it all aside with the terse remark, "Let me talk with some of the farmers. Their experience is the real and only conclusive test." His opinion of Alberta after talking with some of the farmers was evidenced by large investments in mortgages and lands made by him and his associates.

Thus Alberta stood the test of actual farming experience in the eyes of one of the shrewdest and most successful of Western business men,—a man who had been making farm loans nearly all his life.

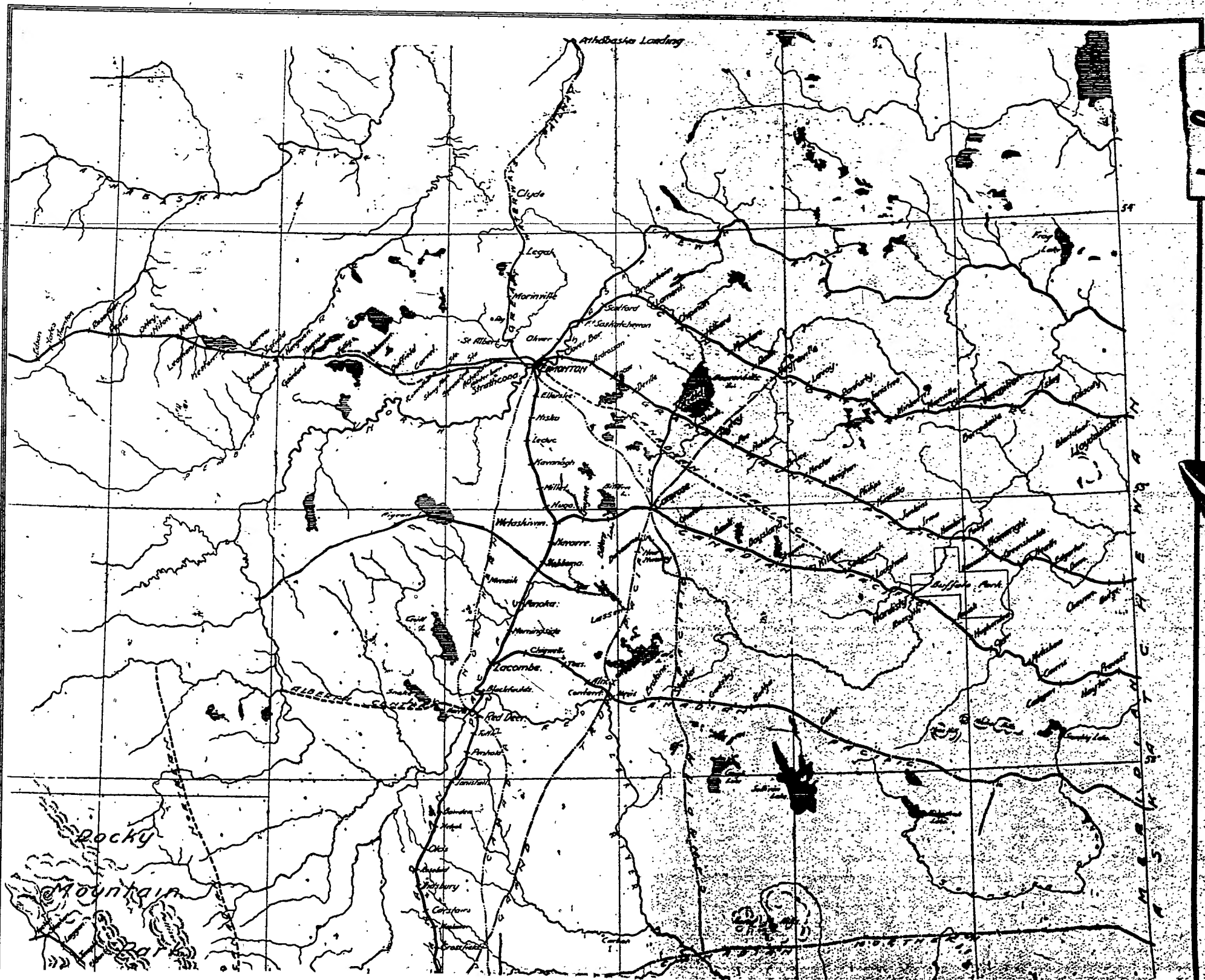
But for some investors this personal experience test would not be conclusive. Some years ago, when Texas was fast claiming the attention of Northern investors, I asked the newly appointed Texas agent for the largest farm mortgage banking

house in Chicago, how he got them to enter Texas. "Great Scott!" said he, in words to this effect, "I never saw so many figures together before in my life as were contained in my report to them on Texas as a loaning field. They wanted statistics on everything, from the price of potatoes to the shortest route to the Panama Canal; from the rainfall in June, '73 to the complete history of the collection laws of the state. I spent six months on that report."

The practical test of experience and observation, and the exhaustive statistical and historical test of conditions are both essential preliminaries to successful lending in the opinion of many wise investors, and that Alberta meets the exactions of both is indicated by the fact that more than twenty great insurance, trust and mortgage companies are lending large amounts annually on Alberta farms. Notable among these are the Credit Foncier and La Caisse Hypothecaire Canadienne of France, the North of Scotland Canadian Mortgage Corporation and the Edinburgh Life Assurance Company of Scotland, the Royal Trust Company of Montreal, the National Trust Company of Toronto, the Canada Life and Sun Life Insurance Companies of Canada.

But even this evidence is not enough for many investors, who prefer to form an opinion of their own based on their personal knowledge of the conditions affecting their investments, and it is for these that I have prepared the following report on Alberta, based on personal study of the country, and thorough investigation of its resources and conditions from all authentic sources for several years. The report has been carefully condensed and verified, and it is hoped will repay careful study on the part of all who are interested, financially or otherwise, in the development of another great nation and stupendous empire on this continent.

KINGMAN NOTT ROBINS



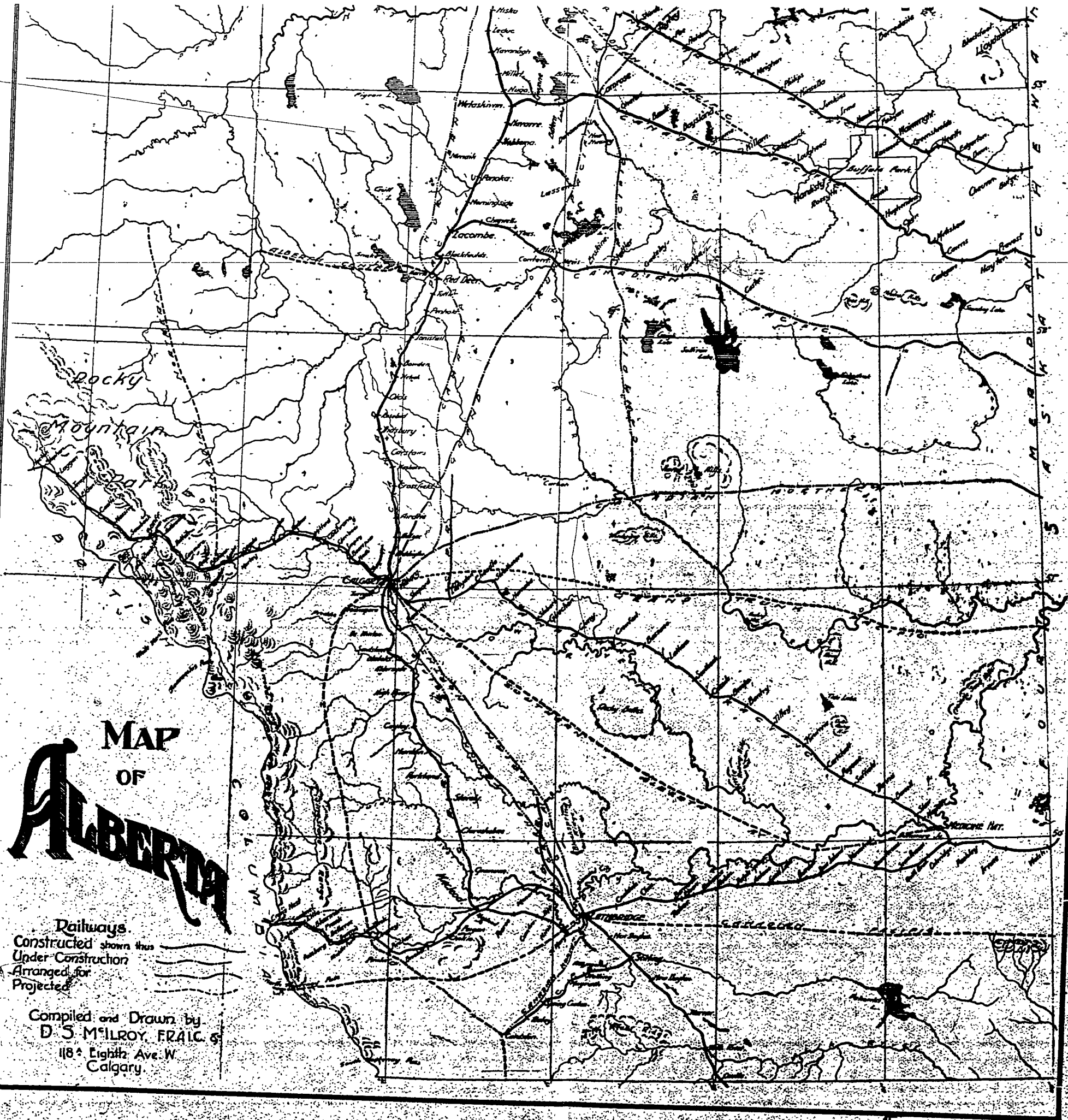
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MAP OF ALBERTA

Railways.
Constructed shown thus ———
Under Construction ———
Arranged for Projected ———

Compiled and Drawn by
D. S. McILROY, F.R.A.C. &
118 1/2 Eighth Ave. W.
Calgary.



The Farm Mortgage in the Province of Alberta, Canada

The chief characteristics desired in a farm loan field are:

1. *Fertile soil and favorable climate*, producing a variety of staple crops and livestock,—i. e., adapted to modern diversified farming. "One-crop countries," so called, are deficient in this respect. Not only do lenders on land in such localities run the risk of failure of this chief crop, but there is the further disadvantage that continuous growing of one crop without diversification steadily depreciates the value of the land which serves as security.

Soil and
Climate

2. *Adequate population* of industrious, skilled, frugal farmers, owning and operating their own farms. Districts where farms are operated by tenants or where the owners do not preserve the fertility of the soil, do not meet this requirement. Large parts of New England and the Eastern States are examples of these undesirable conditions.

Population

3. *Land prices commensurate with or below intrinsic value* based on the results of cultivation by the average farmer growing the common staple crops, as distinguished from specialties, yielding unusual returns to unusual labor and intelligence.

Land
Values

Land, the value of which is based on the demand for it for growing especially profitable crops (fruits, garden truck, etc.,) is not ordinarily acceptable security for loans, unless the loaning value is reduced to the value of the land for staple farming only. Otherwise the unusual ability required of the borrower to make a profit out of abnormally high priced land must be the reliance of the lender, and in case of failure it is much more difficult to replace this special skill than to find a farmer of ordinary skill in staple farming.

4. *Income producing power in the land* under the above average conditions sufficient to make borrowing a profitable practice for the farmer.

Borrowing
Profitable to
the Average
Farmer

**Demand for
Farm Land**

5. *A constant and growing demand for good farm lands*, arising from immigration and natural increase of population, thus creating a stable market for good lands, which will protect against loss if lands must be sold for debt.

**Demand
for Loans**

6. *A brisk and constant demand for loanable funds* to be utilized for *productive* purposes, for example, to buy land, to equip with buildings, tools or stock, to add to land in cultivation. This demand should normally exceed the supply of loanable funds, thus maintaining an adequate interest rate and enabling lenders to demand an adequate margin of security.

Markets

7. *Proximity to markets*, insuring a demand for products at fair prices.

Laws

8. *Equitable laws* justly and rigidly administered, especially laws affecting titles, the rights of lenders on mortgage, foreclosure, etc.

**Living
Conditions**

9. *General conditions* making farm life attractive,— climate, surroundings, water supply, accessibility to city conveniences, roads, telephones, newspapers, schools, churches, etc.

10. *Accessibility of necessities and comforts of life* not produced on the farm, particularly building materials, fuel, machinery, clothing, household furnishings, etc.

How Alberta Fulfills These Conditions

**Geography
and
Topography**

"Alberta, the great stock-raising, farming and mineral province, is situated between the Provinces of British Columbia on the west and Saskatchewan on the east. It embraces 253,540 square miles, or one hundred and sixty-two million acres, more than the total area of Washington, Oregon and Idaho. It is double the size of Great Britain and Ireland and much larger than either Germany or France. The district may be divided into three great sections: Southern Alberta, which embraces the area lying between the International boundary and a line drawn east and west through the town of Olds on the Calgary and Edmonton branch of the Canadian Pacific Railway; Central Alberta, which includes the rich Edmonton district; and Northern Alberta, stretching to the north from Athabaska Landing.

"*Northern Alberta*, comprising roughly the great valleys of the Athabaska and the Peace Rivers, has not yet been surveyed and opened to general settlement. Official reports, however, give every indication of great agricultural, timber and mineral resources.

Northern
Alberta

"*Central Alberta* includes the rich valley of the North Saskatchewan River. The area is well wooded and watered and the settler is thus able to provide shelter for his stock at a small outlay. Pure water can be obtained at a depth of from 15 to 30 feet. River and woodland, hill and dale clad with grass and flowers and dotted with groves of aspen, poplar and spruce, delight the eye; the lakes which abound reflect the bright blue skies above, and the magnificent valleys of the Saskatchewan lend boldness to the landscape otherwise full of pastoral charm.

Central
Alberta

"*Southern Alberta* contains one of the richest soils in Western Canada. Rolling eastward from the Rocky Mountains, the Foot Hills extend for some 70 miles, until they merge gradually into the vast prairie plateau of the Province. This plateau is one of the finest stock and grain raising areas on the Continent. A few years ago the whole of Southern Alberta was given up to ranching. To-day it is making marvellous strides in grain producing and mixed farming. It is found that its gently rolling prairies are fairly breaking the hitherto supreme record of Western Canada in the quantity and quality of their wheat, oats and barley production."

Southern
Alberta

Soil

The soil as a whole is rich alluvial loam, from twelve inches to three feet deep, on a clay subsoil. The soil of Central and Northern Alberta is blacker and heavier than the soil of Southern Alberta, which varies from a dark chocolate in the Claresholm District to a lighter chocolate and more sandy or clayey surface soil in the Eastern part and from Lethbridge south. Speaking from analogy in other sections, the lighter soil should mature crops more quickly, but would not last so long nor withstand drought so well as the heavier soil.

Soil

There is brush and light timber at intervals in the Central and Northern Districts, which make it a little more costly to get the first crop than in the Southern Districts, which is clear prairie. The cost of breaking is about \$2.00—\$3.00 an acre on clear prairie, and may run up to \$10.00 or more per acre in the brush country.

Uniform
Fertility

Gravel and sandy ridges are infrequent, and alkali spots, gumbo, and sandy areas are not common. The general average may be said to be uniformly fertile, rendering it comparatively easy to discriminate between good and poor land,—an important assistance to the lender on farm land security.

Professor Tanner, the well-known English agricultural chemist, writes: "Although we have hitherto considered the black earth of Central Russia the richest soil in the world, that land has to yield its distinguished position to the rich, deep, fertile soil of Western Canada. Here it is that the most fertile soil of the world is to be found. This soil is a deep, rich vegetable humus, or clay loam, with good clay subsoil. The surface deposit is rich in nitrogen, phosphoric acid, potash, and all other chemical ingredients that go to make up perfect soil. To the high percentage of nitrogen is due the high percentage of gluten which gives 'Canadian Number One Hard Wheat' the flouring qualities which have spread its fame abroad, to the ends of the earth."

Climate

Climate

The climate is best shown by statistics:

25 Years Record of Rainfall

Rainfall

Year	Calgary In.	Lethbridge In.	Medicine Hat In.	MacLeod In.
1885	13.67		8.65	
1886	11.32		6.72	
1887	13.69		9.89	
1888	17.51		14.67	
1889	11.59		7.96	
1890	15.47		9.13	
1891	10.44		13.15	
1892	7.91		12.24	
1893	11.05		14.60	
1894	11.70		13.14	
1895	15.12		14.13	
1896	16.05		18.18	12.73
1897	20.58		17.25	12.69
1898	16.21		15.90	13.59
1899	26.15		22.28	19.74
1900	17.57		22.05	10.08
1901	22.31		20.80	12.21
1902	34.57	28.13	13.68	10.48
1903	22.77	14.82	9.90	9.73
1904	11.89	11.40	9.70	5.34
1905	14.32	13.78	8.99	11.63
1906	16.24	22.48	11.62	20.82
1907	14.96	15.50	6.96	12.40
1908	18.25	16.16	9.67	18.11
1909	16.03	11.69	9.80	16.05

"These points of observation are all in Southern Alberta, where the rainfall is about the same as in North Dakota. The precipitation is greater the farther north one goes. So that from the foregoing tables it will readily be seen that in no part of the Province is there insufficient rain to secure good crops. The United States Government classifies land as humid where the rainfall is over 20 inches, as semi-arid where it is less than 20 inches and more than 10, and as arid under the latter amount. According to this classification all Alberta as well as the States immediately to the south of it must be considered as semi-arid. In this connection Alberta winters are an advantage, as but little evaporation takes place then. The heaviest rains of the season come in June and July during the growing period, just when most needed. This insures the crop. But little rain falls in early spring or during the seeding, thus presenting ideal conditions for getting in the seed. The same applies during harvest and early fall. The fine, sunny days of the fall afford ample time to get all the grain threshed before winter sets in. (Threshing frequently goes on through December.)"

Rain Falls
During
Growing
Months

It is to be noted that the annual rainfalls since 1900, when Alberta first took rank as a crop-growing country, have run the whole gamut of minimum to maximum, no rainfall on record since 1885 having been less than that of 1904, save 1892. Under this extreme test, there has been no complete failure of crops in Alberta. Soft winter wheat first grown in Alberta 20 years ago has been successfully planted and matured *every year* since its introduction. It is also to be borne in mind that the fertility of semi-arid regions is better preserved than that of humid, because heavy rainfall dissolves the important elements of fertility more rapidly than they can be restored except by very careful handling. For this reason, and for the reason given by the originator of the famous Campbell system of dry farming in Western Kansas and Nebraska, namely, "that the farmer can protect himself against loss from little rainfall, but not from too much rainfall," it is predicted by many experts that apart from other conditions, the lands in the semi-arid regions of our country will ultimately be in greater demand for agricultural purposes than in the humid regions. The lands in the vicinity of the 100th Meridian are now the richest on the Continent.

No Complete
Failure of
Crops on
Record

Increasing Rainfall

It is a matter of common observation that rainfall in a newly settled prairie country increases with settlement, cultivation and tree planting. For instance, northwestern Iowa and southwestern Minnesota, before settlement, were considered dry and fit only for grazing. To-day it is found necessary to dig drainage ditches in these sections. South Dakota, Kansas and Nebraska also seem to prove the same theory.

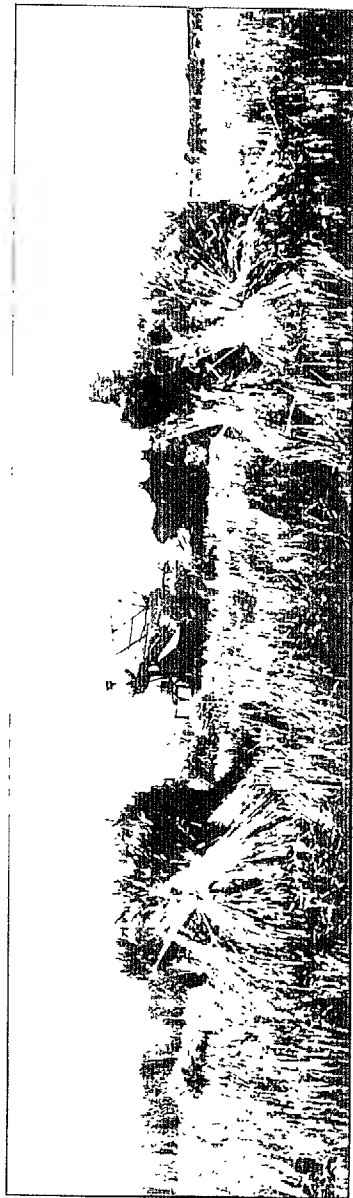
Professor Agassiz in 1867 predicted that this increase in moisture would come by the disturbance of electrical currents caused by the building of the railroads and the settlement of the country.

Prof. F. H. Meyer, Foreign Exploration Agent, U. S. Department of Agriculture, has stated that the scientific reason why trees and cultivation cause increased precipitation is that these agents cool the air at the earth's surface, attracting the rain clouds, whereas when there are no cultivation, trees and shrubs, the surface becomes baked and the heated air repels and dissipates the clouds.

Frost

Frost No Essential Danger

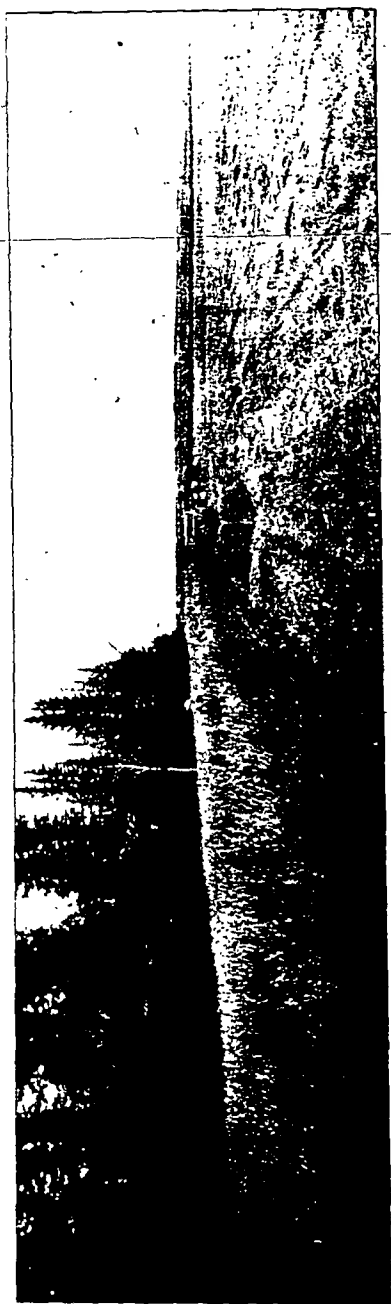
The question of early or summer frosts is more serious than that of rainfall, and it is worth while to give full consideration to the defects of the country as well as its advantages. The grain crops of 1907 were affected to a greater or less extent by frosts in early September, the amount of damage dependent entirely on the stage of growth and the district in which the fields were located. Districts where the soil was mixed with a certain amount of sand so that the crops matured quickly, were less generally affected than districts where the soil was heavy. The writer made special effort to discover whether there was any essential reason why damage from frosts at this season could not be avoided. He found many fields from which he obtained perfect samples of grain and was assured by the owners of these fields that, provided plowing and planting were done in the proper season and the proper varieties of grain planted there was no reason why, in the most unfavorable season, there should be much damage from frost.



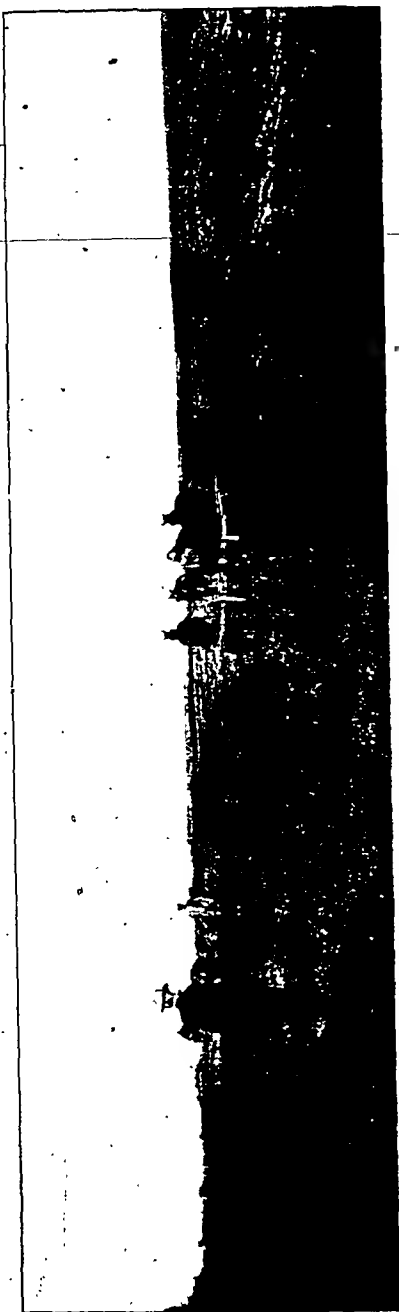
Partysche bushes per acre of Fall Wood, Southern Alberta



In the High River District, Southern Alberta



Fall Wheat in Red Deer District, Central Alberta. Fairview Farm



Breaking Timothy Seed on Fairview Farm. (Our loan on this farm was \$12.00 per acre. The farm adjoins the city limits of Red Deer, 3,500 population. This is the largest loan per acre on our books.)

It will be remembered that the season of 1907 was cold and backward throughout the world, and particularly so in the northwestern states. Grain was affected in every section, more or less, with the result that prices ruled high throughout the world, even for grain that was deficient in quality; accordingly, since the average yield of grain in Alberta was well up with the ten-year average, and since grain deficient in quality commanded good prices, the net revenue to farmers was not very much less than in good seasons.

Result in 1907,
Worst Year
on Record

It is to be further remembered that as the area of cultivated land is increased the danger from early frosts diminishes. Many will remember when Illinois was considered the northernmost wheat district. Parts of Manitoba, North Dakota, Minnesota and other famous grain producing districts which now never suffer from early frosts were many times, during the early days, "frozen out." The tendency of agriculture is constantly northward, and Alberta, in passing through this process, has not had a small part of the trouble of other pioneer countries.

Frost
Decreases
with
Settlement

Hail

Damage from hail is usually a serious problem in northern agricultural countries. In Alberta it is certainly less than in most of our Northwestern States. Hail storms are sporadic in occurrence and the farmer is protected by insurance furnished by the Government at a nominal rate. The cold season of 1907 was one of the worst seasons for hail in that decade, but only 2½% of the total area under crop in the Province was at all damaged by hail.

Hail Not a
Serious
Drawback in
Alberta

Winds

Although, in common with all prairie countries, Alberta is subject to wind storms, they never are violent enough to be termed either cyclones or tornadoes and never do serious damage to either buildings or growing grain. Alberta has never suffered from the hot winds which blighted the Central States for many years during the early days, and she has yet to have her plague of grasshoppers and grain pests. Indeed, the only pests attacking grain in the district to any extent are rust and gophers. Rust is prevented

No Cyclones
or Tornadoes

Pests

by proper treatment of the seed with a solution of formalin, and gophers are removed with poison. The Provincial Government maintains a corps of weed inspectors who are empowered to order all noxious weeds destroyed by the owners of the property on which they occur, or to have the work done at the expense of the Government and charged up against the land.

A careful study of conditions in Alberta, from the meteorological standpoint must lead to the conclusion that it is a section greatly favored both for growing of crops and for residence.

Tempering Effect of Chinook Winds

Most of the days are clear and with a bracing atmosphere due to the altitude. The nights in summer are cool. Cold weather and snow in the winter season are every few days dissipated by warm, dry winds which have their origin on the Pacific Coast, under the influence of the Japan Current. These Chinook winds, so called because they blow from the region of the Lower Columbia River, formerly inhabited by the Chinook Indians, raise the temperature in a few hours to the neighborhood of 50 degrees, so that in Alberta out-door games like baseball and football are frequently played in midwinter. These frequent and prolonged breaks in the winter cold are a relief not known in Eastern Canada nor in the Northern United States, and the dryness of the atmosphere saves the region from the slush and mud which follow such abrupt changes in other localities.

Temperature

Monthly Temperatures at Calgary in 1908

Month	Mean	Maximum	Minimum
January	25.8	50.0	- 8.
February	22.3	55.	-14.
March	22.	56.	-12.
April	43.2	74.	3.
May	50.1	82.	25.
June	55.2	82.	36.
July	63.7	89.	39.
August	57.8	84.	34.
September	53.3	84.	20.3
October	40.4	71.	9.
November	33.3	68.	-2.
December	21.2	47.	-20.

The following temperature statistics give some idea of Southern Alberta's winter weather, as compared with points in the States. The readings in this table are from December 20, 1907 to January 19, 1908,—a colder season than the average.

A Comparison
of Winter
Temperatures
with United
States Points

	Maximum	Minimum	Mean
St. Paul, Minn. . . .	32.09	12.12	22.11
Madison, Wis. . . .	34.06	18.16	26.06
Davenport, Ia. . . .	37.23	22.09	29.66
Chicago, Ill.	38.70	26.10	32.40
Lander, Wyo.	34.14	5.28	20.70
Calgary, Alta. . . .	36.25	13.24	24.74

In making a comparison between Calgary and the other cities given, it must be borne in mind that Calgary is over 3,400 feet above the sea, and naturally has cooler nights than the cities of the States given here, as they are of much lower altitude.

A comparison of the maximum temperatures for Chicago and Calgary during the month of January, 1908, gives Calgary an average of 27.16 and Chicago 34.11.

From the foregoing it will be seen that Calgary makes a fair showing against the other cities used in comparison. However, the comparison does not show that there were less than fifteen cloudy days in Calgary from the first day of October, 1907 up to the 15th day of February, 1908.

During the long days of the summer months, when the crops most need the sunlight to bring them to fruition, the sun is up early and works until 9 o'clock in the evening. The effect of these long hours of sunlight is readily discernible in the rapidity with which crops mature.

Long Hours
of Sunshine

The tempering effect of the Chinook winds serves a very valuable practical purpose in making it unnecessary to house cattle during the winter months. Most of the cattle remain out on the range the year round and forage for themselves.

Cattle out on
the Range all
Winter

Diversified Farming

Mixed, or diversified farming is the foundation of the present growth and the future promise of Alberta. The Province is peculiarly adapted, not only to the growth of all of the small grains,—but also to the cultivation of root crops, fodder crops, vegetables of all kinds, small fruits, and to dairying and stock raising.

Prof.
Robertson

The dean of Canadian agriculture, Prof. James W. Robertson, D. Sc., LL. D., C. M. G., Principal of MacDonald College, St. Anne de Bellevue, Quebec, Canada, says:

"Hard times will never affect Southern Alberta. The interests of this district are now so diversified that there is no possibility of a pronounced depression.

"This results from the fact that all throughout Southern Alberta the farmers are adopting a diversified agriculture which places them in a position of security beyond the reach of hard times."

Live Stock and Dairying

Alberta
Famous for its
Horses

The rich prairie grasses, abundance of pure, cold water from the mountains, the elevation and the climate make Alberta an ideal stock raising country. This it has been known to be for many years. Alberta is the Kentucky of Canada in horse-breeding. During the Boer war the British got more horses from Alberta than from any other Province. Pure bred stock is fast replacing the native stock; Clydes, Percherons and Kentucky trotting breeds being most numerous. The champion Hackney Stallion at the Pan American Exposition and the New York Horse Show the same season, "Robin Adair" was reared ten miles west of Calgary, and the champion Hackney Stallion at the St. Louis Fair was a product of the Calgary district. Alberta polo ponies deserve a good share of the fame won by Alberta polo teams on Eastern turfs.

Pure-bred
Cattle

The writer has seen cattle on the range in most of the United States cattle regions, but never saw so uniformly well-fed, high-grade animals as in Alberta. The packing houses put these cattle direct into the packing house without grain or other special feeding, although the farmers are more and more making a practice of feeding their coarse grain to their stock to improve the meat. Swift & Company, under the name of D. Y. Griffin & Co., completed and put in operation in 1908 a \$500,000 packing plant at Edmonton, and Calgary has an independent packing plant in which \$1,000,000 is invested and with a daily capacity of 400 cattle, 2,000 sheep and 2,500 hogs. This firm maintains 50 retail stores in the West, at present

sending their product chiefly to the Alberta and British Columbia markets but planning to extend the export trade in the near future. "Calgary, Alberta, is the home of the largest pure-bred cattle auction in the world," Shorthorns, Herefords, Polled Angus and Galloways being the chief breeds. There are estimated to be in the Province 175,000 range horses, 820,000 cattle and 100,000 sheep.

Large Packing
Houses

Shipments from the Province in 1909 were as follows :

Horses	20,211.....	Value	\$2,324,265.00
Cattle	127,577.....	"	5,740,965.00
Sheep	37,024.....	"	296,192.00
Hogs	60,769.....	"	607,690.00
			<u>\$8,969,112.00</u>

Dairying and
Government
Creameries

As a dairy country, Central Alberta, according to the Canadian Government report for 1909, "is more favorable to the development of dairying than any other part of the prairie provinces." A country of lakes and streams and patches of woods interspersed with tracts of prairie, covered with rich, deep grasses and supplemented by alfalfa and peas for feed, a climate which keeps the product perfectly and yet which permits the cattle to range out-of-doors all the year round; the absence of flies and other cattle pests,—all these combine to make Alberta a dairy country with a future. It is even now of importance in this industry, for the Provincial Government has established in the Province 21 creameries, furnishing a regular market for the farmer and maintaining a high standard of quality of butter and cheese. Nine new creameries and four cheese factories were established in 1907. In 1909 the butter brought an average price at the creamery of 23.43 cents per pound. The butter output has increased from 400 lbs. in 1902 to 2,550,000 lbs. in 1909.

SUMMARY OF THE ACREAGE AND YIELDS OF THE LEADING GRAINS DURING THE LAST 12 YEARS.

	Year	Crop area in acres	Total yields in bushels	Average yield per acre	Average yield
	1909	324,472	6,155,455	18.97	
	1908	212,677	4,001,503	18.81	
	1907	123,935	2,261,610	18.25	
	1906	115,502	2,664,661	23.07	
Spring Wheat ..	1905	75,353	1,617,505	21.46	20.62
	1904	47,411	786,075	16.58	
	1903	59,951	1,118,180	18.65	
	1902	45,064	850,122	18.86	
	1901	34,890	857,714	24.58	
	1900	30,361	583,806	19.22	
	1899	35,090	833,123	23.74	
	1898	31,348	792,417	25.27	
Winter Wheat ..	1909	102,167	2,312,344	22.63	22.51
	1908	104,956	3,093,422	29.47	
	1907	83,965	1,932,925	20.66	
	1906	61,625	1,301,359	21.11	
	1905	32,174	689,019	21.41	
	1904	8,296	152,125	18.33	
	1903	3,440	82,418	23.95	
Oats.....	1909	693,901	24,819,661	35.76	36.42
	1908	431,145	15,022,074	36.93	
	1907	307,093	9,247,014	30.11	
	1906	335,728	13,136,013	39.12	
	1905	242,801	9,514,180	39.18	
	1904	180,698	5,609,496	31.04	
	1903	162,314	5,187,511	31.95	
	1902	118,997	3,776,076	31.74	
Barley.....	1901	104,533	4,253,284	40.68	26.85
	1900	77,616	2,625,581	33.82	
	1899	51,920	2,189,441	42.16	
	1898	38,964	1,734,197	44.50	
	1909	107,764	3,310,332	30.72	
	1908	77,867	1,949,164	25.03	
	1907	54,698	1,082,460	19.78	
	1906	73,588	2,157,957	29.32	
Flax.....	1905	64,830	1,773,914	27.36	10.79
	1904	61,549	1,608,241	26.12	
	1903	42,219	1,077,274	25.51	
	1902	22,201	473,108	21.31	
	1901	13,483	442,381	32.81	
	1900	9,256	234,971	25.37	
	1899	6,655	178,395	26.80	
	1898	8,742	279,826	32.00	
Speltz.....	1909	12,479	131,531	10.54	23.66
	1908	9,262	73,762	7.96	
	1907	6,488	59,002	7.87	
	1906	3,647	38,491	10.65	
	1905	581	8,337	14.34	
	1904	367	5,003	13.63	
	1903	830	7,753	9.34	
	1902	373	4,476	12.00	
Rye.....	1909	269	6,369	23.67	17.98
	1908	484	9,697	20.03	
	1907	151	3,346	22.15	
	1906	385	11,423	29.67	
	1905	178	4,419	24.82	
	1904	112	2,426	21.66	
	1909	1,592	25,801	16.20	
	1908	1,250	22,625	18.10	
	1907	591	10,595	17.91	
	1906	1,139	22,462	19.70	

	TOTALS	Total crop area	Total yield of grain
1909.....		1,212,644	36,761,493
1908.....		837,641	25,073,147
1907.....		576,821	14,588,852
1906.....		591,614	19,333,266
1905.....		415,917	13,607,374
1904.....		298,433	8,163,366

Crops

In considering the figures dealing with Alberta crops it should be distinctly understood that they are not the result of government "estimates," but have been compiled from actual returns from every threshing machine operator in Alberta, who is required by law to furnish the Government at the end of each season with a detailed and certified statement of the amount of grain threshed and the acreage from which the grain was harvested, as nearly as can be ascertained by him.

In raising small grains Alberta is already famous. The writer believes that no part of the continent is producing more small grains to the acre than Southern Alberta. The best evidence of the productiveness of the Province is found in figures based on the average crops for ten years, (1897-1907), as given below:—

	Wheat	Oats	Barley
North Dakota.....	12.7	25.5	21.7
South Dakota.....	10.4	23.7	21.0
Minnesota.....	14.2	30.9	26.2
Wisconsin.....	14.5	32.9	27.4
Michigan.....	14.1	29.7	22.9
Illinois.....	13.2	31.5	24.1
Iowa.....	14.7	31.7	24.3
Nebraska.....	12.2	24.8	20.8
Alberta.....	21.02	36.43	25.63

NOTE. Some of these States raise no Winter Wheat, and suffer in comparison so far as wheat is concerned.

The above yields are an average for the entire Province. Our lending, however, is confined to certain districts, and the Government figures for 1908 for these districts as compared with the entire Province are given below.

Furthermore, the average yields are reduced by the numerous cases of careless farming always found in a rich, new country, due to the desire of the farmer to get as large an area under crop as possible. To show the results of careful farming, the average yields secured in these same five leading districts by large groups of representative farmers, some groups numbering over one hundred and none less than twenty in each district, are given below:

	Provincial Average	Average in our lending districts	Average careful farming in our districts	Average in North Dakota
Spring Wheat.....	20.19 bu.	21.14 bu.	37.81 bu.	11.25 bu.
Winter Wheat.....	24.46 "	28.71 "	43.02 "	
Oats.....	36.47 "	38.71 "	61.56 "	23.36 "
Barley.....	25.88 "	24.84 "	45.67 "	18.05 "
Flax.....	8.74 "	8.52 "		8.35 "
Speltz.....	23.93 "	25.12 "		15.53 "
Rye.....	18.57 "	17.84 "		10.98 "

Comparison
of Yields with
Other Sec-
tions

Careful Farm-
ing Yields
Large Returns

Phenomenal yields are recorded for winter wheat as high as 66 bushels per acre and for oats 100 bushels or more.

Fodder Crops
Prolific

Next in importance to the small grains are the fodder crops of Alberta, previously referred to, which include Canadian peas, timothy, alfalfa and red clover.

Peas Take
Place of Corn

Most characteristic of these are the peas, which grow profusely in Alberta and leave the soil in prime condition for grain, clean and mellow. Two crops of peas are said to practically restore the land to its original fertility for grain growing and are considered better than summer-fallowing, which is the usual practice in Alberta for keeping land in prime condition.

"For hog feed, peas are equal if not superior to corn. They make sweeter pork. $3\frac{1}{2}$ bushels of peas are equal to 5 bushels of corn for feeding, and they yield from 30 to 50 bushels per acre. By special methods the experiment stations have raised as much as 100 bushels. Pea-fed hogs rank with the best English product, topping corn-fed animals in the market \$1.00 cwt." Pea-vine hay (cutting peas before ripe) makes an excellent fodder for milk cows, producing nearly as much milk as the summer grass. Hogs pastured in alfalfa in the summer and then turned into the pea-field are soon ready for market and yield pork sweeter than corn-fed pork. The climate of Alberta, cool and dry, is essential to the success of pea growing.

Alfalfa a
Proved
Success

Alfalfa is not an experiment in Alberta. The writer has seen thrifty fields of it on unirrigated land but the best is grown on the irrigated lands east of Calgary, and judging from previous experience in Colorado and other districts of similar climate and similar conditions, the irrigated land east of Calgary should make profitable alfalfa land.

Timothy

Next to alfalfa and peas as a fodder crop is timothy, which grows to good height and yields well. It finds a ready market at \$10.00 to \$18.00 a ton. Farmers have sold as much as \$52.00 worth of timothy hay off one acre in the High River district.

Irrigation in Alberta

An Irrigated
Area as Large
as the State of
Connecticut

A discussion of Alberta as a farm loan field under the heading of crops would not be complete without mention of irrigation. The Canadian Pacific tract has an average width of 40 miles from north to south, and extends

from Calgary eastward 150 miles along the main line of the Canadian Pacific Railroad. The water supply, from the Bow River, has the great snow fields of the Canadian Rockies as its source,—inexhaustible and sufficient to irrigate the 1,500,000 acres which are in the block to be irrigated. 1,500,000 adjacent acres are sold in conjunction with these without irrigation. 950 miles of canals are completed, and “pronounced by Doctor Elwood Mead, Chief of Drainage and Irrigation Investigations, Department of Agriculture, Washington, as equal to anything he has seen on this continent.” 1,000 miles more are under construction and 1,000 miles additional are contemplated in the scheme, the total outlay approximating \$5,000,000.

**Inexhaustible
Water Supply**

Below will be found a table setting forth the irrigated acreage of each of the States of the Union, where this method of farming is practiced, and also the acreage actually under irrigation, or to be served by projects under construction, in Alberta and Saskatchewan.

STATE	ACRES	
Arizona	185,396	
California	1,445,872	
Colorado	1,611,271	
Idaho	602,568	
Montana	951,154	
Nevada	504,168	
New Mexico	203,893	
Oregon	388,310	
Utah	629,293	
Washington	135,470	
Wyoming	605,878	
THE UNITED STATES		7,263,273
ALBERTA	2,998,321	
Saskatchewan	34,688	
WESTERN CANADA (not in- cluding British Columbia).		3,033,099

A glance at the above figures demonstrates that the irrigated area of Alberta and Saskatchewan very nearly equals one half of the total irrigated area of the United States. In Southern Alberta there are several projects in addition to the Canadian Pacific block above mentioned, and the irrigated area of Southern Alberta alone is greater than twice that of the State of California, and over a million acres in excess of the irrigated area of the State of Colorado. It is larger than the States of Connecticut and Rhode Island combined. Southern Alberta will, therefore, within a few years become the greatest irrigating district on the continent of America.

**Alberta the
Greatest Irrig-
ating District
on the Con-
tinent**

**1,500,000 Acres
Under Water**

Under the Canadian Pacific project, roughly speaking, there are 1,500,000 acres irrigable land and 1,500,000 acres non-irrigable land. The company sells combination farms, in which the owner has half his land under irrigation, and half of it not. Small grains, grasses, etc., grow without irrigation, whereas sugar beets, alfalfa, barley, market truck, etc., are aided by irrigation. Thus the farmer has a perfect plant for mixed farming, without being compelled to pay the water tax on more than half his land. Even so, the water tax is only 50 cents an acre per annum.

Alberta irrigated lands are to-day the cheapest on the continent in original cost, entail the lowest maintenance fees, and no projects have a more permanent and abundant water supply. Water rights are clearly defined and pass with the land title under the Government guarantee.

**F. H. Newell,
Chief of U. S.
Reclamation
Service, Says
Alberta Has
Cheapest
Irrigated Land
in America**

Mr. F. H. Newell, Chief of the United States Reclamation Service, says that in Alberta he "found conditions such as to allow the maximum return from the effort of the individual—adequate water supply, exceptionally good soil, rolling country, easily drained, good railroad facilities, hot summers, that with an abundance of sunshine mature the quick ripening crops. Land values have not reached their limit, but will constantly rise, as the tract is developed. In my estimation the water right alone is worth not a cent less than \$30 per acre. That means that those who purchase at present prices are being given the land as a gift. I believe that the Bow River Valley district will ultimately have a rural population of 300,000."

These irrigated lands are being settled by the best class of Dutch, German, American and Scandinavian farmers, and will offer a prime field for farm loans when they become settled and titles have passed from the company to the individual farmers. In 1909 the Railroad Company sold \$9,000,000 worth of land in the tract, and estimates the sales for 1910 at \$12,000,000.

What non-irrigated land will do, however, is shown by the experience of the writer: he had a meal with a homesteader who is raising horses, beef, pork, poultry, eggs, market produce and grains for the market, and all from a 160-acre farm.

Population

The quality of the population of Western Canada is well indicated by the statistics of immigration:

Immigration
for 14 Years

From Continental Europe:

1896.....	4,451	1903.....	37,891
1897.....	7,921	1904.....	37,255
1898.....	10,285	1905.....	44,349
1899.....	21,831	1906.....	56,652
1900.....	18,837	1907.....	83,975
1901.....	19,284	1908.....	84,175
1902.....	23,732		

From Great Britain:

1897.....	11,283	1903.....	41,787
1898.....	11,608	1904.....	65,359
1899.....	10,660	1905.....	86,796
1900.....	10,360	1906.....	120,779
1901.....	11,810	1907.....	84,351
1902.....	17,250	1908.....	52,901

From the United States:

1896.....	49	1903.....	47,780
1897.....	712	1904.....	43,652
1898.....	9,112	1905.....	57,919
1899.....	11,945	1906.....	74,607
1900.....	15,570	1907.....	56,860
1901.....	17,958	1908.....	59,832
1902.....	21,672	1909.....	103,798

The falling off of immigration from the United States and England in 1907 and 1908 was traceable to the financial depression. 1909 and the early months of 1910 have seen an even greater influx than any year preceding. Figures for 1909 on European and British immigration were not available when this was published, but the fact that 33,065 persons entered the country in March, 1910 alone shows the tendency to increase in spite of rigid restrictions.

Great
Proportion
of English
Speaking
Immigrants

"Fully seventy-five per cent. of Canada's citizens are Americans or British born, and of the class which preserves a homogeneity of race, and of the Continental immigrants by far the preponderating number come from the sturdy nations of the North. It is interesting to note, too, that a larger proportion of these people are substantial producers on a large scale than may be found in any other country in the world."

The farmers from the United States are of the thriftiest, most skilled and law-abiding class. The writer talked with a North Dakota farmer who told him that he homesteaded ten years ago in North Dakota. He came to Alberta five

Over 100,000 a
Year from the
United States

years ago with practically nothing and now owns and operates about 3,000 acres of the best land, hiring all his work done, and making his inspection trips in an automobile. The banks rate him at \$100,000.

The influence of this class of farmers on the community is most beneficial, resulting in good farming, good improvements, and good facilities, such as good roads, schools, telephones, stores, banks and churches. The towns north and south of Calgary are examples of the beneficial effect.

The well developed and settled districts between Edmonton and the United States boundary, are limited, compared with the total extent of the Province, but for the present they offer a wide and eminently safe field for making farm loans. Such districts are rapidly multiplying in number wherever the railroads enter and successive years of good crops establish the permanent prosperity of the community.

The area taken up for settlement in Alberta in 1909 was as large as the State of Massachusetts—this in a single year.

Land Values

In discussing land values we discriminate between value and price, regarding value as the capitalization of the annual income-producing worth of the land under present conditions. The price is merely the present money equivalent of the land.

At the present time the value of Alberta lands is much greater than the price. Herein is the basic factor of safety in lending on these lands a third of their present price, for the tendency in Alberta, as in all countries where values exceed prices, is for prices to steadily increase, thus increasing each year the margin of security back of the loan.

Several forces make for this correspondence of prices to values.

Land Values
and Prices

We quote from a "Report on the cost of Producing Minnesota Farm Products, 1902-1907," published by the United States Department of Agriculture: "15 bushels of wheat per acre on \$20 land, at an average farm price of 66 cents per bushel, will return a net profit of 13.6% on the investment. Net profit being over and above the land rental counted as an item in the cost. The same crop on \$30 land gives a net profit of 1.84% and on \$100 land a net

loss of 2%." From this it is clear that the average wheat yield of Minnesota and North Dakota, which does not exceed 15 bushels per acre per annum, must tend to force the intelligent farmer either to seek cheaper wheat lands or to raise other crops which will yield a better percentage on the cost of his land. Thus the \$20 land and 30 bushel crops of Alberta are an irresistible attraction to North Dakota and Minnesota farmers, 18,000 from these states alone having gone to Western Canada in 1908. This would seem to be in itself a conclusive proof that Alberta lands can never recede to a price anything like the loaning value we place on them, —namely, from \$3 to \$10 an acre. In this connection it should be remembered that no agricultural region, having once proved itself successful in anything like the degree that Alberta has already been successful, has ever receded permanently in the matter of land prices, where prices were based on intrinsic value.

Alberta Lands
Can Never Be
Worth Less
Than Now

Another force making for the advancement of Alberta lands is the tendency towards equalization of land prices, both East and West, on a basis of productivity rather than upon location. This tendency has been illustrated for the last ten years in the United States, until to-day the highest priced lands are in the Middle and Pacific Coast states and the cheapest lands in the Eastern States; whereas not more than fifty years ago this land which is now most expensive could not have found a buyer. This same equalization must take place in Canada and will make Alberta lands, which are at present the most productive in Canada, outside of British Columbia, also the highest priced. The reverse is now true, for Alberta lands are at present the cheapest in Canada, as shown by the table given below:

The
Increasing
Prices of
Alberta Lands

Average prices of farm lands per acre in Canada, as shown by the official statistics in the Census and Statistics Monthly:

(DEPARTMENT OF INTERIOR, OTTAWA, JANUARY, 1909.)

In British Columbia	\$76.10
In Ontario	47.30
In Quebec	41.90
In Prince Edward Island	33.70
In Manitoba	27.30
In Saskatchewan	20.40
In Alberta	18.20

The above prices are for improved farms.



Salability of Alberta Lands

Having established the fact that Alberta lands must increase in price, the other factor affecting mortgage security is the ready salability, under present conditions, of lands taken under foreclosure. To demonstrate the salability, a few instances of sales made during the early months of 1909 will suffice: 21,000 acres north of Calgary sold for \$175,000; 25,000 acres north of Calgary sold for \$625,000; 3,360 acres north of Calgary sold for \$60,000; 5,600 acres sold for \$70,000; 1,280 acres of raw land sold for \$25,000. These sales are of large blocks, chiefly unimproved land, which are quoted to show minimum selling prices. The average selling price per acre in the case of the sales mentioned above is \$17.00. Who can question the safety of lending \$2.00 to \$10.00 an acre on improved lands in these same districts?

Demand for Loans in Alberta

Why Loans Are Needed by Alberta Farmers

The demands of new settlers, the division of large holdings into small farms, owing to rising prices for land, the growing recognition of the profitableness of mixed farming requiring more expensive equipment, the growing power of farmers to increase their acreage profitably, and the desire of the settlers to improve their living facilities,—all these and more requirements for ready cash create a demand for money. Frequently the only collateral the farmer has is his farm, and the Canadian chartered banks are not allowed to loan on real estate. Hence the great demand for loans on real estate security. There is no capital in the country for that purpose, so the funds must be secured from non-resident investors, who are in position to dictate terms, holding down loan values and maintaining rates.

Loans Average 33½ Per Cent. of Present Selling Price of Security

Over twenty leading trust companies, mortgage companies and insurance companies, as well as many individual investors, of Canada, and mortgage companies of England and France are taking advantage of this opportunity. Even these great concerns cannot meet the demand, and as a result liberal interest rates have been maintained. Lenders are united in their refusal to lend more than 40% of current prices. Thus there is none of the dangerous competition found in many of our own states and particularly in the cities of the East, where loans are often made as high as 60% of the price of the security. Our own loans average 33½% of the selling price of the security.

Transportation and Markets.

A glance at the map will show that Calgary, the chief point in Alberta, is on the main-line of the Canadian Pacific Railway East and West, and on the line North and South connecting Edmonton with MacLeod. At MacLeod this line connects with the Crows-Nest-Pass-line of the Canadian Pacific, which serves the timber, mining and fruit country of British Columbia and the Boundary. At Edmonton the line meets the Canadian Northern, and the Grand Trunk Pacific, which now serve the great farming country between Edmonton and Winnipeg. Thus Calgary is now in touch with the whole Dominion.

Calgary, the
Central City
of Alberta

Any disadvantage which may at present arise from lack of competition, will within the near future be eliminated by the advent of the Western Canada extensions of the Great Northern and the lines of the Grand Trunk Pacific and Canadian Northern Railways. The Calgary District, at present the chief loaning field, will then be served by four directly competitive trans-continental systems, with their constantly increasing mileage of spurs and extensions.

In February, 1909, the Alberta Provincial Parliament passed a bill guaranteeing the bonds of these railways for mileage about to be constructed in Alberta during the next two years, which will provide for nine lines, all of which will meet at Calgary, where we have our Alberta office.

The Grand Trunk Pacific Railroad hopes to make a rival of Vancouver and Seattle in the town of Prince Rupert, which has been thrown open for settlement. Over \$1,200,000 of town-site property was sold at auction by the railroad at the opening, to buyers from all parts of the world.

Grand Trunk
Pacific Ry.

The Canadian Northern Railroad will also have its outlet on the Pacific Coast, thus giving the Canadian wheat-fields and particularly Alberta, the very best service to the Coast so that they can to the best advantage ship to the Orient and also to the European markets by way of the Panama Canal, when it is completed, and meanwhile by the Tehuantepec Railway.

Canadian
Northern Ry.

Besides the Pacific Coast outlet the Canadian Government is already committed to the Hudson's Bay route, whereby Fort Churchill, or some other port on Hudson's Bay will be connected by rail with the wheat fields so that

Hudson's Bay
Ry.

grain steamers can load directly from the trains at a point corresponding to Duluth on the Great Lakes in its distance from the point of shipment and thence carry grain to the world's markets without breaking bulk. A study of the map will show that with these routes of transportation completed, Western Canada will have the cheapest and shortest routes, both to Eastern and Oriental markets.

**Local
Markets**

"In 1881 there was not a single mile of railroad in Western Canada. In 1907 there were 8,000 miles completed and in service; since that date the increase has been steady. There are 1,500 miles of line in operation in Alberta and 600 miles under construction (1910.)

Of equal significance as markets for the products of the prairie are the industrial communities which are developing in Western Canada. Winnipeg in Manitoba, Regina and Saskatoon in Saskatchewan, Calgary, Edmonton, Lethbridge, Medicine Hat and other towns in Alberta are all cities which have shown a rapid growth and which give promise of attaining considerable size. The Alberta towns in particular are promising because of their possession of natural facilities and resources for manufacturing. In this regard they are unique among towns situated in the midst of agricultural districts, which are usually of little importance in manufacturing. Calgary, for example, has abundant water-power. She has coal in every direction and in no direction at a greater distance than 200 miles. She has natural gas within her limits; she has, immediately tributary to her, most of the raw materials of manufacture. She has already large flour mills, packing houses, soap factories, breweries, two cement plants, three brick plants, largest wood-working factory in Canada, iron works, and manufactories of leather goods and vehicles.

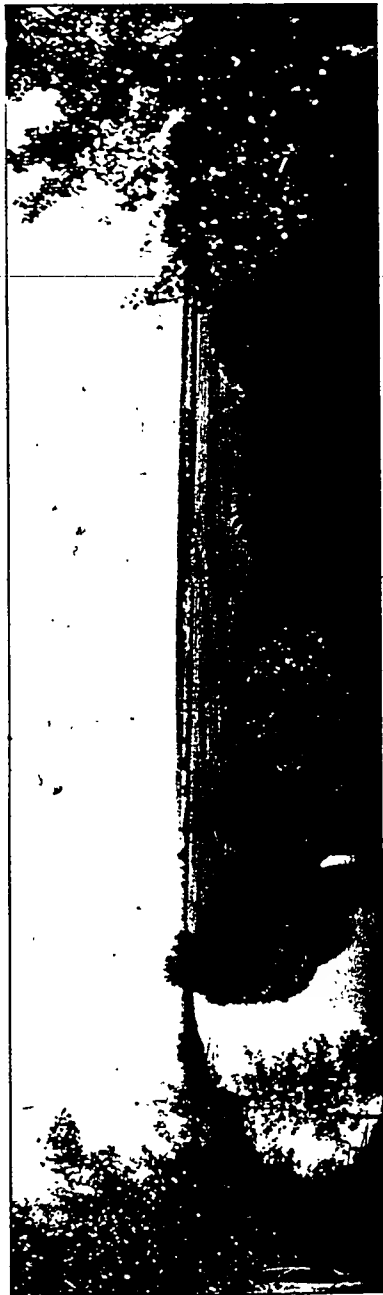
**Facilities for
Manufacture**

**Rapid
Growth
of Cities**

Calgary is expected to repeat the experience of Winnipeg, which in 1902 had 48,000 people and in 1910 has 140,000; whereas Calgary in 1902 had 4,000 and now has 35,000. But Calgary is not the only city of importance in Alberta for Edmonton, the capital, 200 miles north, together with her twin city Strathcona, on the other side of the Saskatchewan river, has 25,000 people.



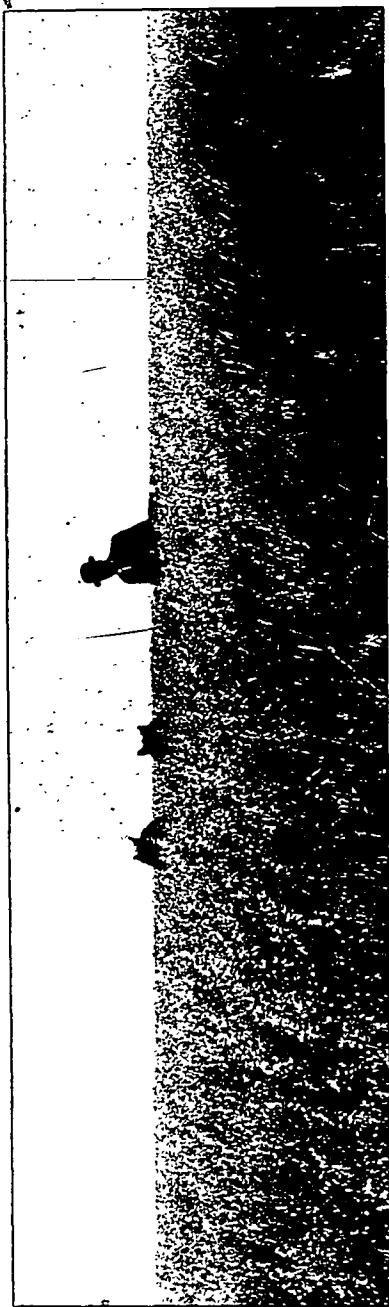
Sylvan Lake, a characteristic bit of Central Alberta



The Valley of the Medicine River Central Alberta



"Seventeen years ago the yield from this field of 38 acres was 117 bushels of oats per acre. The yield of Fall Wheat shown in the picture was 33 bushels per acre." Farm of D. D. Davidson, 12 miles East of Calgary



An oat field in Southern Alberta

The natural resources of Alberta in addition to her agricultural products are coal and timber. There were manufactured in the Province 41,382,000 feet of sawed lumber and coal production for 1909 was 2,174,329 tons.

The Relation of British Columbia to Alberta

Alberta, however, shares the mineral and timber riches of British Columbia, which immediately adjoins her on the west, where the development of unlimited mineral and timber resources has begun practically within the last decade. The Crows Nest Pass coal areas in Southern British Columbia are estimated to hold 22,000,000,000 tons of coal. When it is remembered that the Northwestern United States have a very limited coal supply and must therefore look to Alberta and British Columbia for their fuel, a statement made to the writer by an English coal expert, to the effect that the Crows Nest Pass region would be thickly populated within the near future, will be readily believed.

The present annual production of British Columbia coal mines is about 2,000,000 tons, and not only do the Canadian Pacific and Canadian Northern Railways secure their steaming coal for their western lines from British Columbia and Alberta, but also the Northern Pacific and Great Northern; the largest mines in Southern British Columbia having recently been acquired by James J. Hill and associates.

It is not alone in coal, however, that British Columbia is rich. There are now in operation in British Columbia about 160 sawmills with a combined capacity of nearly 700,000,000 feet. The timber development of British Columbia, however, is still in its infancy, and it was interesting to read, last year, in Collier's Weekly, the following editorial:

"Along its southern limits and throughout Vancouver Island, the Province of British Columbia is facing lumber monopolies which, in proportion, make the timber combines in the States look pale indeed. Extensive purchases of timber lands have been made with great frequency within the last twelve months. It is now revealed that the agents negotiating these purchases represent Standard Oil interests, and group of capitalists including J. P. Morgan,

British
Columbia
An Important
Market For
Alberta
Products and
Source of
Mineral and
Lumber
Supplies

Coal

Lumber

**The Morgan
Interests**

J. J. Hill and Frederick Weyerhæuser." Such control must mean rapid development, which is already giving indications of being realized, as shown by the following figures:—

Timber-cutting Licenses Granted:

1904	1,451
1905	2,173
1906	3,960
1907	10,924
1908	17,700
1909	15,164

These Licenses correspond to an acreage as follows:

1904	920,320
1905	1,390,080
1906	2,527,760
1907	6,691,840
1908	11,228,000
1909	9,790,000

Professor Roth of the University of Michigan, speaking of British Columbia timber, said recently: "It is probably the richest and most remarkable timber area in the world."

Copper

Next to coal and lumber the most important product of British Columbia is copper. In 1894 the total value of copper mined in the Province was \$16,243. In 1907 it was \$8,166,540.

Silver-Lead

The product of the silver-lead mines in British Columbia increased in the period from 1894 to 1906, from \$26,547 to \$4,370,840.

Gold

Placer gold mining has already yielded \$66,603,403, and lode mining, an industry of the last few years, produced in 1908, \$5,877,279. The figures given merely indicate possibilities. If the opportunities for profitable mining in British Columbia are greater to-day than they were fifteen years ago, for the mineral zones are as yet but superficially explored and transportation facilities are better and are constantly being improved and extended, this is particularly true of the vast region to be tapped by the Grand Trunk Pacific. No mention has been given above of the deposits of zinc, petroleum, iron, marble, granite, fireclay, pottery clay, mica, graphite, asbestos, platinum, manganese and asphalt, all or most of which occur in commercial quantities but which have not yet been developed to a point where they can be spoken of as established industries. Altogether, however, the total worth of British Columbia's mineral product last year was \$25,000,000.

**Other
Minerals**

British Columbia has still another important resource, namely, fruit growing. In 1891 the total orchard area of British Columbia was 6,431 acres; in 1909 it was 100,000 acres which is one-fifth of the total orchard area of New York State, in spite of the fact that British Columbia fruit growing is of the most intensive kind. The intensive character and the great productivity per acre under British Columbia methods are shown by a few yields taken from official records: Four-year-old peach trees have yielded as much as \$300 per acre. In the Okanagan District fruits of different sorts frequently yield \$500 to \$600 per acre gross profit. At Vernon on the Okanagan Lake, 20 acres produced \$10,000 worth of Northern Spy apples. At Peachland, on the same lake, 1½ acres yielded \$700 in peaches. Tomatoes to the value of \$1,500 per acre have been grown on the same lake. At Lytton, nearer the coast, Tokay grapes weighing 4 pounds to the bunch have been grown in the open. At the St. Louis Exposition, Canada exhibited 94 varieties of apples, 70 of grapes, 34 of pears, 24 of plums, and 16 of peaches, most of which British Columbia grows, although her grapes are not equal to her other fruits in quality. In 1906 a collection of British Columbia grown apples won the gold medal of the Royal Horticultural Societies of England and Scotland, while ten silver and bronze medals were awarded to individual British Columbia growers. At the Spokane Apple Show in 1908, British Columbia apples in competition with apples from all over the United States, won \$4,000 in special prizes. The rapidly growing reputation of British Columbia fruit has increased the exports which in 1902 were 1,856 tons to 6,498 tons in 1908.

British
Columbia
Fruit Tops
The London
Market

Besides minerals, lumber and fruit, British Columbia has very extensive salmon and other fisheries which yield annually an income of \$7,500,000.

Fisheries
Yield \$7,500,000

The trade of British Columbia, both foreign and coast-wise, is the largest in the world per capita of population. The imports for 1908 were \$24,180,452 and the exports \$23,941,187, an increase in both exports and imports of \$19,506,223, in four years. Vancouver is the port of steamship lines to China, Japan, Australia, New Zealand, Mexico and California. Her customs receipts were \$3,339,198 in 1908.

Trade
Largest per
Capita in the
World

From the above it will be seen that British Columbia furnishes direct to Alberta all the raw materials of construction and manufacture, while the prairie in turn furnishes an ever increasing market for the products of the mines and the forest. In reciprocal fashion British Columbia affords a growing market for food products and manufactured goods. British Columbia imports \$2,000,000 of dairy products alone each year.

Laws

Probably no country in the world has a saner, simpler, more consistent and better enforced and respected body of law than the Dominion of Canada. Particularly has this been noticeable in the opening to settlement and the civic growth of Western Canada. On a foundation of law and order established by the famous Northwest Mounted Police, whom General Sherman called "the finest cavalry body in the world," each community has been orderly and substantial in character from the start, with none of the frontier lawlessness found in most new countries. The effect of this on the citizenship is noticeably good, question seldom being raised against authority, and justice being expected and almost invariably obtained by every class in the courts. Judges are appointed by the Dominion Government for life, and thus are free from any temptation to cater to local prejudice or temporize for political ends. As a recent writer remarks,—“All classes seem to agree in the sentiment: ‘It is the *Law*; it must be obeyed.’”

The laws protecting property and personal liberty are sound and economically sane, and invested capital is afforded every just protection in every section.

The excellence of the legal status of the country has immediate bearing on the fitness of the field for investment. Law-abiding people in a land where the laws are enforced pay their debts. If, for any reason they do not, the creditor gets his just compensation in the courts. Specifically, in its application to farm mortgages, the Canadian law is the most advantageous in the world, particularly in respect of the Torrens system of registration of land titles.

Under the Torrens system land titles are in every case beyond dispute, guaranteed indefeasible in the registered owner, by the government. Mortgages are founded upon such titles, and are accompanied by official certificates that no taxes remain unpaid, that no executions, judgments or orders stand against the property, and a certificate of title showing the mortgage to be a first lien. The acceptance by the Land Titles Office of a document for registry amounts to a guarantee of its correctness. After registration no question can be raised as to the sufficiency of the instrument.

**Torrens Law
Affords
Government
Guarantee
of Titles**

These provisions, together with the equitable laws affecting the relation between mortgagor and mortgagee, the absence of usury laws, dower rights, troublesome exemptions and difficult proceedings in foreclosure actions, make the lending of money on real estate security a very simple and absolutely safe proceeding, provided the security is sufficient to protect the debt. Possession may be had in a maximum term of three months, no redemption period beyond that time being granted.

**Collection
Laws**

Living Conditions

Excellent public schools are usually characteristic of America and Canadian communities, and the fact that the settlers of Western Canada are in great proportion energetic educated people is responsible for a prompt supplying of every farming community with public schools. High schools are found in the larger towns, and the Provincial University has been established at Edmonton, where buildings to cost \$1,000,000 are under construction. Teachers even for the elementary grades are selected with care, the teachers in elementary and secondary grades being required to have certificates from Normal Schools of recognized standing. One of the finest buildings in Calgary, just completed, will house a Normal School with large attendance and high standards. The district schools are largely supported by the Provincial Government, which has large Dominion grants and provincial property devoted to this purpose. Every District having eight or more children of school age is entitled to a school. There are 1,321 school districts (1910) and the total of \$2,500,000 is spent annually on these schools.

**Education
the First and
Greatest
Public
Enterprise**

**\$2,500,000
Spent
Annually on
Schools**

Churches
Large and
Well
Attended

Canada is well-known for its church-going habits, and churches are among the first buildings in a new town. The churches of Calgary, in building equipment and attendance would do credit to a city of 100,000 population. The Methodist church is a fully equipped institutional affair, with gymnasium, club rooms, etc. The writer attended a regular evening service in another church, and was amazed to find an audience of between 800 and 1,000 filling the house. This was said to be a common occurrence. Calgary has a \$90,000 Y. M. C. A. building.

City
Advantages

300 retail stores, 115 wholesale establishments, 43 manufacturing, 17 banks, three daily newspapers, five clubs, (three with buildings,) normal school, high school and twelve public schools serve the needs of Calgary's progressive population, and Calgary is the prototype of the smaller towns.

Taxation
Lower Than
in the
United States

"The rural taxation system of Alberta is based entirely on land, all improvements and personal property being exempt. The Province pays a large share of the cost of education and public works, and as it derives its principal revenue from the Federal Government by annual per capita grant, it is unnecessary to levy any considerable local taxes." This is a matter of interest to mortgagees, for land taken to satisfy a debt is not subject to heavy charges for taxes.

The following table will furnish some idea of the difference in taxes paid in Alberta and in some of the Middle and Western States:—

"That as nearly as possible an actual comparison may be made, the taxes paid on a farm of 320 acres located in the Bow Valley district are taken as a fair example of the amount of taxes paid in Alberta, while the tax schedules furnished by various county treasurers in the States have been used in arriving at the amount of taxes that would be collected there on a piece of farm land with improvements and personal property of the same valuation.

	Assessed Valuation	Taxes
Calgary District, Alberta.....		\$ 48.00
Pottawattamie County, Iowa. \$11,000		319.00
Gallatin County, Mont..... 11,000		232.00
Cook County, Ill..... 8,800		278.96

In selecting the foregoing figures, those dealing with the States have not been selected from counties with the highest

or the lowest tax rate, but from the counties that most nearly meet the average tax of all the counties in their respective States."

The Provincial Government makes itself responsible for bridges and roads, and the roads are naturally good most of the year over the gently rolling prairie. In 1909 alone 235 bridges were built by the Provincial Government. The telephone system, under Government control, serves every point. 600 miles of line were constructed in 1908 and 130 new exchanges put in. Automobiles vie with the famous Alberta horses as a means of transportation.

Roads and
Bridges
Telephones

The Dominion Government maintains three Agricultural Experiment Stations in Alberta and offers prizes for various lines of endeavor in agricultural science.

Experiment
Stations

Easy access to timber regions invites good improvements on the farms, and new buildings are fast supplanting the homesteaders' shacks. Calgary sandstone, a fine soft stone that hardens with age under exposure is very generally used, and three brick plants and two cement plants in Calgary testify to the substantial character of the buildings. Re-enforced cement has been used in three of the new factories and several business blocks.

Farm Im-
provements

Alberta is a land of clear, cold lakes and streams, especially to the north. The water comes from the mountains, and is a grateful contrast to the usual muddy, slow flowing prairie stream. Water for drinking purposes is procured from these streams, or from wells at an easy depth.

Water Supply

Alberta's climate, in its effect on the inhabitants, is undoubtedly one of the strongest reasons for belief in her future. Without the continuous cold of the Northwestern States, because of the tempering influences of the "Chinook," still she has no extremes of heat in summer. Summer nights, as usual on the prairie, are cool, and both summer and fall as the writer knows from experience, are crisp, clear and wholly delightful. The great majority of the days are clear and bright, the greater part of the rainfall occurring in June and July. Like Colorado and other places of dry air and high altitude, Alberta is especially good for persons suffering from catarrh or pulmonary troubles. For the healthy man the atmosphere is a constant stimulus to clear thinking and active work.

Healthfulness

A Summary

Canadian
Government
Sponsor for
Development

Western Canada must certainly present a repetition in many respects of the development of the Mississippi Valley, but with the greater speed and thoroughness induced by modern methods of communication and the unique attitude of the Canadian Government as sponsor, furnishing every aid to settlers, enforcing law and affording protection, advertising as no country was ever advertised before, and finally by its encouragement of modern methods of farming. Large grants are made to assist farmers in the destruction of noxious weeds, in the breeding of high grade stock, in the organization of agricultural societies. The Government has in operation experiment stations for the development and spread of new crops and methods of culture. It maintains government creameries which afford the farmer a steady market at a fair price for all his product, and maintain the highest standards of quality. The Canadian railroad commission has complete control of railway service so that fair treatment may be assured every district.

All these things in addition to modern methods of colonization used by the railway and land companies,—the sort of methods that puts 1,500,000 people into Oklahoma in fifteen years—with the result that in Alberta in 1909, “20,000 acres of land were settled upon every day; one new school was opened every school day; and every week two new towns were located and four miles of new railways were built.”

20,000 Acres
Settled Every
Day of the
Year

What the settler may expect is suggested by the fact that the Province with a total population of about 300,000 at present, produced last year crops, minerals and timber valued at \$50,000,000. a per capita production of \$166 $\frac{2}{3}$ for every man, woman and child, in addition to what was consumed on the farms.

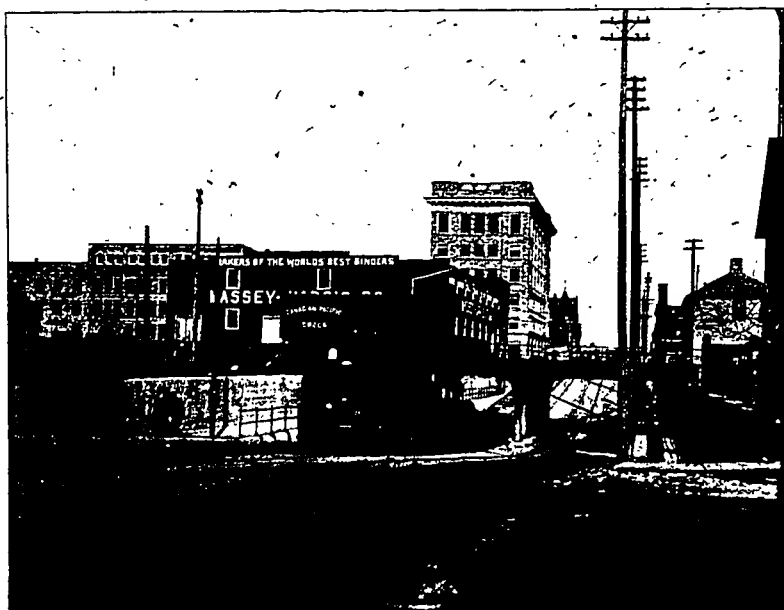
This is what Mr. Emerson Hough, the well-known author and authority on Western matters, terms “Paternal Colonization,” and after comparing the settlement of Western Canada with five great waves which swept over our own West, he states his belief that “the settlement of Western Canada, though less picturesque, is the more solid and enduring because of the fundamentally different auspices under which it is being achieved.”



110 bushels of oats per acre in Southern Alberta



McDougall Building, Calgary, in which the Associated Mortgage Investors, Inc., has its branch office



One of the Subways under C. P. R. tracks, Calgary Grain Exchange Building in background

Mr. Rollin E. Smith, writing of "Wheat Fields and Markets" (St. Louis, 1908) concludes a chapter on Western Canada as follows: "The difference between settling and developing the new Northwest and the American West is so great that it will have a million new people and established prosperity before the world realizes what is going on."

The extent of the development was indicated by the words of James J. Hill, speaking before the Merchants Club in Chicago:—

James J.
Hill on
Canadian
Development

"Place a pair of dividers with one leg on the boundary between the United States and Canada, and the other leg at Key West, Florida. Then swing the latter to the northwest and it will not reach the limit of *good agricultural land*. There is the field for your labors. Nature knows no political parties, no race exclusiveness, no division of territory by artificial boundaries. The certain fate and future of this adjoining country so similar in physical characteristics to our own, so identical in language, customs and usages of trade, is to be wrought out by a series of common agencies working north and south in uniformity "

The Associated Mortgage Investors

Offers to Investors

First Mortgages on Improved Farms in the Province of Alberta, to yield 6 per cent. interest net, over and above the cost of negotiation and care, which care the Company assumes for the full five years term of each mortgage. The Company protects the investor against loss under a

Special Agreement

Covering

1. *Interest Collections.* All interest is collected by the Company, and the Company's New York cheque for every interest item is sent to investors so as to reach them on the *date due*.

2. *Principal.* The Company undertakes the collection or renewal of all loans at maturity, and assumes the care and cost if legal action becomes necessary to collect. The Company maintains an *Insurance Fund* to carry out this obligation.

3. *Taxes* are kept paid to date by the Company on all properties under mortgage, and a report is obtained on every property annually from the Provincial Government.

4. *Insurance* is maintained by the Company throughout the term of every loan in which insurance is assigned as collateral security. The Company has a special arrangement with the Rochester German Insurance Company, which writes most of its insurance, protecting the investor against loss through lapses of insurance or acts contrary to the terms of the Policy.

The Government Guarantees the Title in Every Loan

under the Torrens System of Land Registration, which is described in the preceding report. Besides guaranteeing the title, the Government certifies that the mortgage is a first lien on the property mortgaged.

Mortgages in Denominations of \$500.00 to \$6,000.00

are at all times in stock, ready for delivery, and full particulars will be furnished on request, addressed to

ASSOCIATED MORTGAGE INVESTORS

GRANITE BUILDING
ROCHESTER, NEW YORK

Associated Mortgage Investors

*Incorporated 1908 in the State of New York
and Licensed in the Province of Alberta*

Lenders on Farms since 1873

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